



M06-02656

Klamath County, Oregon

02/10/2006 03:07:41 PM

Pages 1 Fee: \$21.00

After recording return to:

Eric Anthony Olson

1931 Huron Street

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Eric Anthony Olson

1931 Huron Street

Klamath Falls, OR 97601

Escrow No. MT71389-SH

Title No. 0071389

SWD

MTC 71389-SH

STATUTORY WARRANTY DEED

Stephen E. Hilbert and Debbie P. Hilbert, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Eric Anthony Olson**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 15 and the Southwesterly one-half of Lot 16 in Block 39 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-028CB-04300-000

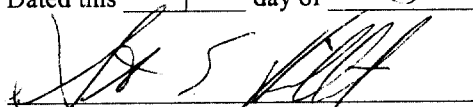
Key No: 305244

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$182,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 7th day of Feb, 2006.


Stephen E. Hilbert

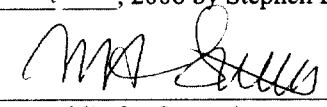

Debbie P. Hilbert



State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 2/7, 2006 by Stephen E. Hilbert and Debbie P. Hilbert.


(Notary Public for Oregon)

My commission expires

12/20/06

21.00